

Michael Knight
55 Mangrove St.
Portsmouth, NH 03801

2/28/2023

City of Portsmouth NH
Zoning Board of Adjustment
1 Junkins Ave
Portsmouth, NH 03801

Dear Board Members,

Thank you for your consideration of approving the variance for an 8' tall cedar board fence to replace an existing, dilapidated chain link fence. Due to the steep grade dip in the back of my and my neighbors' properties, I'd like to improve not only the type of fence from chain link to cedar, but the height as well. This will create a uniform height with the existing 6' cedar fence currently in place next to the house where the grade is higher, improving the aesthetic view of the property from the street by compensating for the dip in grade in the back of the property.

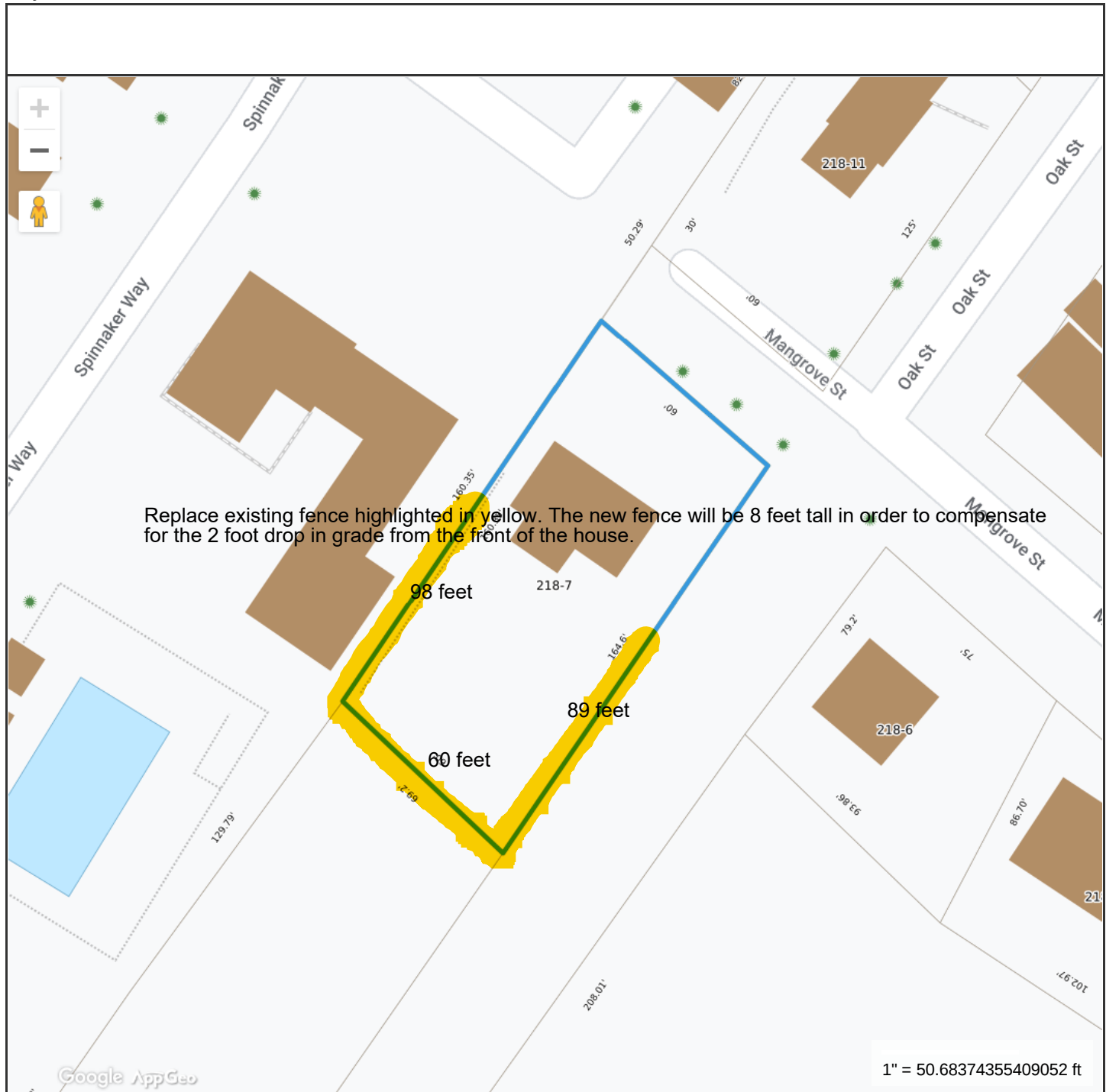
- 10.233.21 - Variance will not be contrary to the public interest.
 - If approved, please note that the variance will not be contrary to public interest due to the location of my property which is situated on a dead-end street and is the last house. There are no houses immediately beside any section of the fence.
- 10.233.22 The spirit of the Ordinance will be observed.
 - I certainly understand the need for this type of variance for front yard/street side fencing, or in the downtown or historic district where properties and neighbors are much closer together.
 - In my situation, the grade of my property as well as my neighbors' is far steeper in the back yard than the front. Installing a taller fence will compensate for that grade and create a uniform height when viewing the property from the street or from the sides of the house.
- 10.233.23 Substantial justice will be done.
 - This improvement will greatly improve the visual appeal of both me and my neighbors, as well as provide more privacy for all of us.
- 10.233.24 The values of surrounding properties will not be diminished.
 - Replacing the current dilapidated chain link fence with a professionally installed cedar fence will most certainly improve the property value for all of us. The current fence, in my opinion is a bit of an eye sore.
- 10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.
 - My neighbor to the left is the only one within view of the back yard. She greatly supports the fence replacement as it will improve her backyard privacy and curb appeal as well.









**Property Information**

Property ID 0218-0007-0000
Location 55 MANGROVE ST
Owner KNIGHT MICHAEL G

**MAP FOR REFERENCE ONLY
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Geometry updated 09/21/2022
Data updated 3/9/2022

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